WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1193062 | DEEDWARR
10/14/2024 08:26:14 AM | 2 pgs
Fees: $13.00 Taxes: $1,295.00

20241014-0079185

File #24-TC-0112-PARK

(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 03-16-26

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-URC-24-112

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diana Chavez, Trustee of the Chavez Living Trust dated October 3, 2024	CMG Home Loans	
(NAME)	(NAME)	
112 28th Street	3160 Crow Canyon Rd #400	**053 12 0 097.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JESSICA ELIZABETH DIDELOT AND BENJAMIN MICHAEL DIDELOT, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DIANA CHAVEZ, TRUSTEE OF THE CHAVEZ LIVING TRUST DATED OCTOBER 3, 2024

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 Block 5, as shown on the map entitled DABBS & ELLIOT SUBDIVISION NO. 1, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica Elizabeth Didelot and Benjamin Michael Didelot, wife and husband, by Warranty Deed from Kris Robbie, of record in Instrument No. 20210317-0035357, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021, and recorded on March 17, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DABBS & ELLIOT SUBDIVISION NO. 1, as recorded in Plat Book 547, Page(s) 97.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **112 28th Street, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 9th day of October, 2024.

Jessica Elizabeth Didelot

Benjamin Michael Didelot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2024, before me personally appeared Jessica Elizabeth Didelot, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2024, before me personally appeared Benjamin Michael Didelot, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028